



KINGST XING
Retail



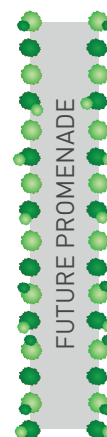
It's All Happening in Pioneer Square

Pioneer Square is Seattle's original downtown. Rebuilt after the devastating "Great Fire" of 1889, the district is characterized by charming 19th century brick and stone buildings and some of the nation's best surviving collections of Romanesque Revival style architecture. Today, Pioneer Square is a busy, destination neighborhood with abundant transportation options, a dynamic arts destination and a vibrant street scene.

Retailers and restaurants are thriving in Seattle's latest "it" neighborhood and are fed by an extensive and growing residential community, daytime office tenants, evening sports fans and 24/7 destination visitors. In addition to prominent businesses throughout Pioneer Square, Hudson Pacific Properties has curated a collection of notable retailers within King Street Crossing.



ELLIOTT BAY



King Street Crossing

Hudson Pacific Properties' unique blend of remodeled historic and premier street-level retail spans five buildings along Alaskan Way, Jackson Street, King Street and First Avenue. From the waterfront to Occidental Park, to the exciting new crop of restaurant and shopping destinations, King Street Crossing retail is conveniently located in the heart of Pioneer Square.

5 Building Collection

50,000 Square Feet of Prime Retail Space

95 Walk Score

\$135,000 Annual House-Hold Income within 3-Mile Radius

100 Transit Score

On-Site Parking Structures

The Future Seattle Waterfront

Steps from King Street Crossing, the Seattle Waterfront Program will transform Seattle's central waterfront.

Currently underway, the waterfront will be completely transformed from Pioneer Square to Belltown. The program includes removal of the Alaskan Way Viaduct, the rebuilt Elliott Bay Seawall, 20 acres of new and improved public space, improved connections between center city neighborhoods and Elliott Bay, critical utility infrastructure, and new Alaskan Way and Elliott Way surface streets.

- Landscaped promenade
- Waterfront park
- Protected bike path
- Pike Place Market's expanded "marketfront"
- Rebuilt Piers 62/63 floating dock



- Sounder Rail Station
- King Street Amtrack Station
- Seattle Streetcar

In Good Company

- | | |
|---------------------------|--------------------------------|
| 1 Altstadt | 17 General Porpoise |
| 2 Browne Family Vineyards | 18 Good Bar |
| 3 Caffè Umbria | 19 Il Terrazzo Carmine |
| 4 Callus | 20 Intermezzo Carmine |
| 5 Clemetines | 21 Locus Wines |
| 6 Damn the Weather | 22 Peter Miller Books |
| 7 Dead Line | 23 Salumi Artisan Cured Meats |
| 8 Drygoods Design | 24 Tat's Delicatessen |
| 9 Division Road | 25 Taylor Shellfish Oyster Bar |
| 10 E Smith Mercantile | 26 The London Plane |
| 11 Ebbets Field Flannels | 27 Velouria |
| 12 Elm Coffee Roasters | 28 Zeitgeist Kunst & Kaffee |
| 13 Flatstick Pub | |
| 14 Flora and Henri | |
| 15 Foundry Vineyards | |
| 16 Four Eleven Tasting | |

Corporate Neighbors

- | | |
|-----------------------------|------------------------|
| · ADP | · Lyft |
| · Attachmate | · Maveron |
| · Banyan Branch | · Pixar |
| · Blue Nile | · Portent |
| · Doubledown Interactive | · Realself |
| · EMC2 | · Saltchuck |
| · Galvanize | · Screenlife |
| · Getty Images | · Sesame |
| · Globys | · SoundTransit |
| · HUB Seattle | · Uber |
| · Hudson Pacific Properties | · Vulcan |
| · Intel | · WatchGuard |
| · Intrepid Learning | · Weyerhaeuser Company |
| · Live Nation | |

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Retail availabilities plan

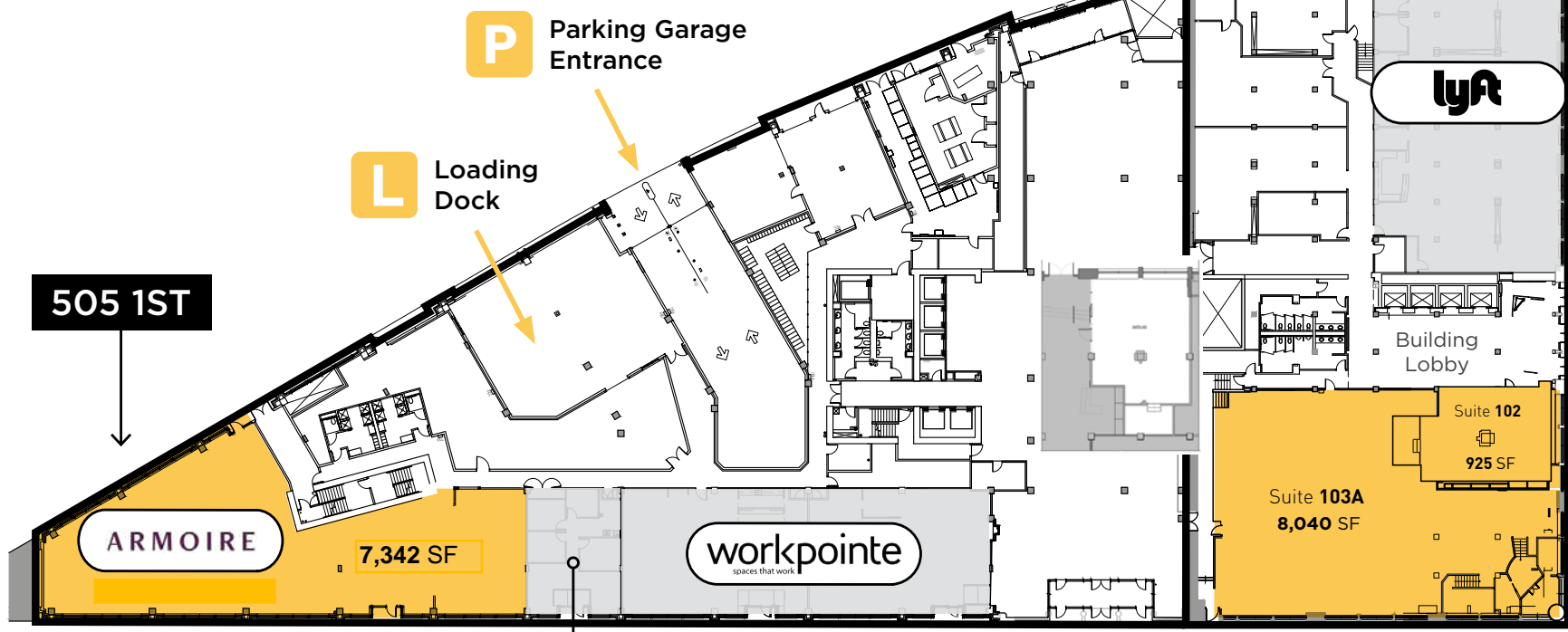


ALASKAN WAY

450 ALASKAN

95 JACKSON

83 KING



505 1ST

ARMOIRE 7,342 SF

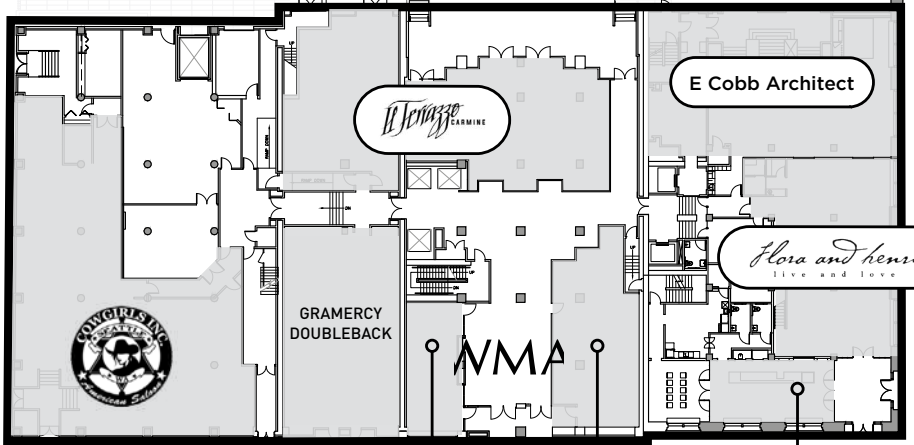
workpoint spaces that work

Suite 103A 8,040 SF

Suite 102 925 SF

Allstate

FIRST AVENUE



MERRILL PLACE



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KINGST XING



83 *King*

RETAIL AVAILABLE. PIONEER SQUARE.

Building Highlights

- Over 800 people work in the building. Tenants include Lyft, McGraw Hill, and RealSelf. Nearby office tenants located within the King Street Crossing portfolio include Nestle, Spaces by Regus, Dell, and Qualtrics.
- Just steps away from the new Seattle Waterfront and the new cruise facility project planned for Terminal 46
- 83 King is located two blocks from CenturyLink Stadium and three blocks from T-Mobile Park, where nearly 3 million sports fans come every year
- The First Hill Streetcar, located directly 1 block from the site, has brought more than 500,000 riders to the Pioneer Square neighborhood from Capitol Hill, First Hill, and the International District.
- With the recent influx of technology and creative startups leasing office space in Pioneer Square, restaurants and retail have flocked to the neighborhood to serve this emerging population. New shops and restaurants in Pioneer Square include Damn the Weather, London Plane, General Porpoise, Flora and Henri, and Peter Miller Books.

Address

83 South King Street, Seattle

Available Square Footage

Suite 103A: 8,040 RSF
Suite 102: 925 RSF

Total Office Portfolio Square Footage:
810,000 RSF

Asking Rent

\$25.00 - \$35.00 PSF + NNN

NNN's

\$10.61 PSF (estimated)

Parking

Available on site

Tenant Improvement Allowance

Negotiable

Available

Available Now



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KINGST XING



450 *Alaskan*

RETAIL AVAILABLE. PIONEER SQUARE.

Address

450 Alaskan Way South, Seattle

Available Square Footage

849 RSF

Total Office Portfolio Square Footage

810,000 SF

Asking Rent

\$32.00 - \$40.00 + NNN

NNN's

\$16.32 PSF (estimated)

Parking

Available in building garage

Tenant Improvement Allowance

Negotiable

Available

Now

Building Highlights

- Retail spaces along Alaskan Way allow for views of the Seattle waterfront with outdoor dining space available
- 450 Alaskan is within blocks of Railroad Way, a planned pedestrian gateway that will link the redeveloped waterfront to Pioneer Square and the stadiums
- Located just steps away from the site of the new cruise facility planned for Terminal 46
- First Hill Street Car is 2 blocks away seamlessly connecting Pioneer Square to Capitol Hill, First Hill, and the International District
- Neighboring Lumen Field hosts 300 events per year welcoming more than 1.5 million visitors annually
- With the recent influx of technology and creative startups leasing office space in Pioneer Square, restaurants and retail have flocked to the neighborhood to serve this emerging population.
- Office tenants located within the King Street Crossing portfolio include Nestle, Spaces by Regus, Dell, Qualtrics, Lyft, McGraw Hill, and RealSelf

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KINGST XING



505 *First*

RETAIL AVAILABLE. PIONEER SQUARE.

Building Highlights:

Constructed in 2021, 505 First is a seven-story Class A office building with convenient, subterranean parking. 505 First includes 14,000 square feet of retail and is a short walk away from both the new Seattle Waterfront and Lumen Field.

- 14,000 Square Feet of Street Frontage Retail
- Two Blocks from Lumen Field and T-Mobile Park, where nearly 3 million sports fans come every year
- Easy access to State Route 99 and the Seattle Ferry Terminal
- Surrounding businesses include Elysian Fields Brewing, Foundry Vineyards, General Porpoise, Il Terrazzo Carmine, The Pioneer Collective Co-working
- Office tenants located within the King Street Crossing portfolio include Lyft, McGraw Hill, Nestle, Spaces by Regus, Dell, and Qualtrics
- Seven-story Office Building

Address

505 First Avenue South, Seattle

Available Square Footage:

7,342 RSF

Total Office Portfolio Square Footage

300,000 RSF

Asking Rent:

\$25-\$35 NNN

NNNs:

\$15.94/SF

Parking:

1/1800 or .55/1000

Tenant Improvement Allowance:

Negotiable based on term and build-out requirements

Available:

January 1, 2022



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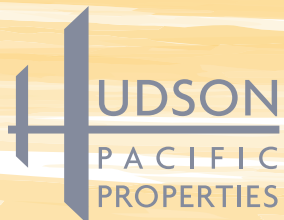


 HUDSON
PACIFIC
PROPERTIES

505 *First* • 83 *King* • 411 *First*

95 *Jackson* • 450 *Alaskan*

Pioneer Square • *Seattle, WA*



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